

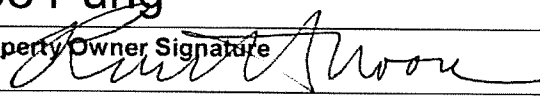
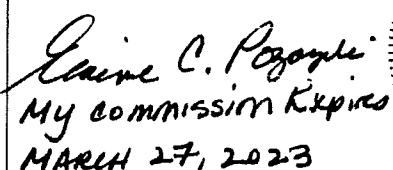
# Administrative Alternates

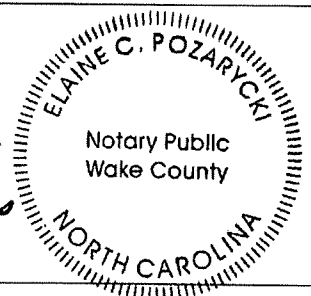


**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | cfax 919-996-1831

<b>Administrative Alternate Request:</b> <i>Requested in accordance with UDO Section 10.2.17</i>	<b>OFFICE USE ONLY</b>
<b>Section(s) of UDO affected:</b> Section 1.5.6/ Build-To; Section 3.4.6.C/ Build-To Requirements of Green Frontage <b>Provide an explanation of the alternate requested, along with an applicant's statement of the findings</b> See attached documents. <b>Provide all associated case plan numbers including zoning and site plan:</b> Plot Plan: SPR-0207-2019	<b>Transaction Number</b>

<b>Property Address</b> 3620 Six Forks Road, Raleigh, NC 27609		<b>Date</b> 09.26.2019
<b>Property PIN</b> 1705871394	<b>Current Zoning</b> OX-3-GR	
<b>Nearest Intersection</b> Browning Place and Six Forks Road		<b>Property size (in acres)</b> 1.08
<b>Property Owner</b> First Bank	<b>Phone</b> 919.834.3033	<b>Mail</b> 300 SW Broad St, Southern Pines, NC 28387
	<b>Email</b> rmoore@localfirstbank.com	
<b>Project Contact Person</b> Joe Pung	<b>Phone</b> 919.866.4709	<b>Mail</b> 223 S. West Street, Suite 1100, Raleigh, NC 27603
	<b>Email</b> jpung@stewartinc.com	
<b>Property Owner Signature</b> 	<b>Email</b> rmoore@localfirstbank.com	
<b>Notary</b> Sworn and subscribed before me this <u>26<sup>TH</sup></u> day of <u>SEPTEMBER</u> , 20 <u>19</u>	<b>Notary Signature and Seal</b>  My commission expires <u>MARCH 27, 2023</u>	



**First Bank**

**Appearance Commission Courtesy Review**

**Administrative Alternate Findings**

**September 26, 2019**

### **Section 1.5.6 / Build-To**

The building meets the build-to requirement for much of the site but is missing build-to requirements in a few instances. All of these instances are handled with amenity area. Based upon staff direction, Six Forks Road is the Primary Street. The purpose of the Green Frontage is to prevent parking between the building and the primary street. The Build-To is provided on both Six Forks and Browning Place with the building and amenity area.

#### **Administrative Alternate Findings**

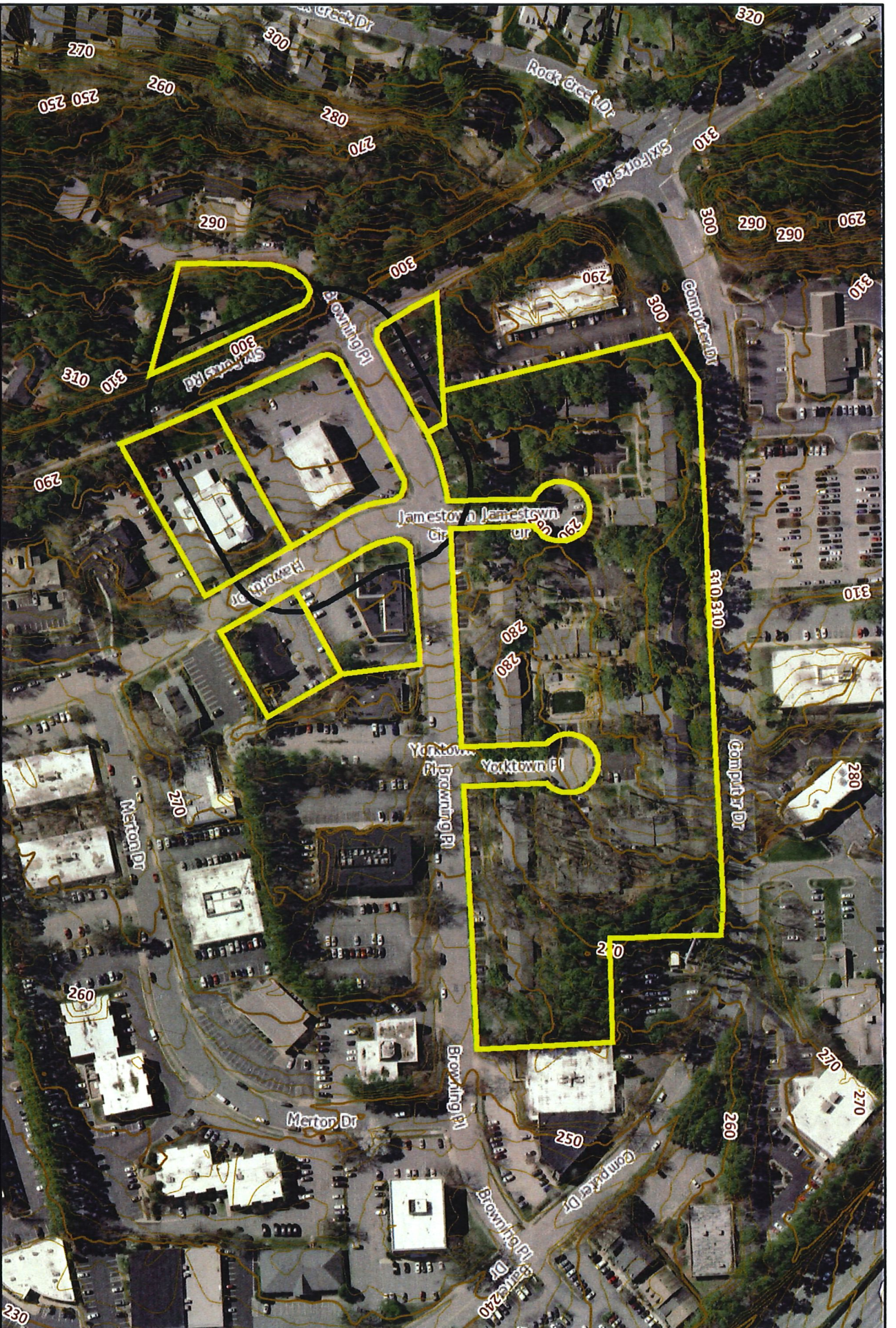
The Planning and Development Officer may in accordance with Sec. 10.2.17. reduce the build-to requirement, subject to all of the following findings:

- 1. The approved alternate meets the intent of the build-to regulations.**
  - a. The intent of the build-to is (1) to provide a range for building placement that strengthens the street edge along the right-of-way, establishing a sense of enclosure by providing spatial definition adjacent to the street, (2) to establish the street edge and define the character of an area or district by using architectural elements and certain tree plantings aligned in a formal rhythm, and (3) to accommodate some flexibility in specific site design while maintaining the established street edge.
  - b. The building edge strengthens the street edge along the right-of-way by providing a transparent welcoming elevation and creating straight building façade paralleled to the primary street. Architectural elements of overhead canopy trees and shrubs in the amenity area help to strengthen the edge.
- 2. The approved alternate conforms with the Comprehensive Plan and adopted City plans.**
  - a. The building conforms with the Policy UD 2.1 "Building Orientation" and Policy UD 4.7 "Indoor/Outdoor Transitions" by creating a transparent and interactive façade to bring in the great view of the streets and amenity area.
  - b. The amenity area along Six Forks Road in front of building responds to the Policy UD 2.3 "Activating the Street" and Policy UD 4.1 "Public Gathering Space" by providing a primary access and gathering places for both officers in the building and around communities to "attract people" and "activate the pedestrian environment of street frontage".

- c. The additional amenity area meets the intent of Policy LU 2.1 “Placemaking” and Policy UD 3.5 “Visually Cohesive Streetscapes” by incorporating various of planting material with grading change to create “visually attractive, safe, accessible, functional” street environment and “improve the local character”.
  - d. The proposed build-to are consistent with the adjacent properties per Policy UD 5.1 “Contextual Design”. The new building relates well to the surrounding area by providing plantings in the amenity area.
- 3. The approved alternate does not substantially negatively alter the character defining street wall or establish a build-to pattern that is not harmonious with the existing built context.**
  - a. The proposed building in the requested alternate moves closer to the primary and side street right-of-way than the existing building which will better define the street edge. The pedestrian activated amenity area with various planting materials along street edge improves the existing character of the street.
- 4. The change in percentage of building that occupies the build-to area or increased setback does not negatively impact pedestrian access, comfort or safety.**
  - a. The change in build-to increases pedestrian access, comfort and safety by providing primary street access and creating comfortable amenity area and gathering places outside the bank that improve the pedestrian streetscape around the site.
- 5. Site area that would have otherwise been occupied by buildings is converted to an outdoor amenity area under Sec. 1.5.3.B.**
  - a. The proposed amenity area improves the build-to percentage to 75% on Six Forks Road and 50% on Browning Place, which is more than the build-to requirement of 50% on Six Forks Road and 35% on Browning Place.



# Adjacent Properties\_100Feet



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**OWNER**

FIRST BANK  
300 SW Broad Street, Southern Pines, NC



**ARCHITECT**

GENSLER  
613 Hillsborough Street, Raleigh, NC



STEWART

**CIVIL ENGINEER AND  
LANDSCAPE ARCHITECT**

STEWART  
223 S West #1100, Raleigh, NC

**FIRST BANK**

**APPEARANCE COMMISSION PRESENTATION**

## INTENT:

- The build-to is intended to provide a range for building placement that strengthens the street edge along the right-of-way, establishing a sense of enclosure by providing spatial definition adjacent to the street.
- The building edge can be supplemented by architectural elements and certain tree planting aligned in a formal rhythm. The harmonious placement of buildings to establish the street edge is a principal means by which the character of an area or district is defined.
- The build-to range is established to accommodate some flexibility in specific site design while maintaining the established street edge.

## FINDINGS:

**Finding 1 :** The approved alternate meets the intent of the build-to regulations.

Response: Building edge strengthens right-of-way.

**Finding 2 :** The approved alternate conforms with the Comprehensive Plan and adopted City plans.

Response: The alternate is consistent with the following policies from Comprehensive Plan:

Policy LU 2.1 “Placemaking”

Policy UD 2.1 “Building Orientation”

Policy UD 2.3 “Activating the Street”

Policy UD 3.5 “Visually Cohesive Streetscapes”

Policy UD 4.1 “Public Gathering Space”

Policy UD 4.7 “Indoor/Outdoor Transitions”

Policy UD 5.1 “Contextual Design”

**Finding 3 :** The approved alternate does not substantially negatively alter the character defining street wall or establish a build-to pattern that is not harmonious with the existing built context.

Response: Street wall and existing context are maintained through amenity area.

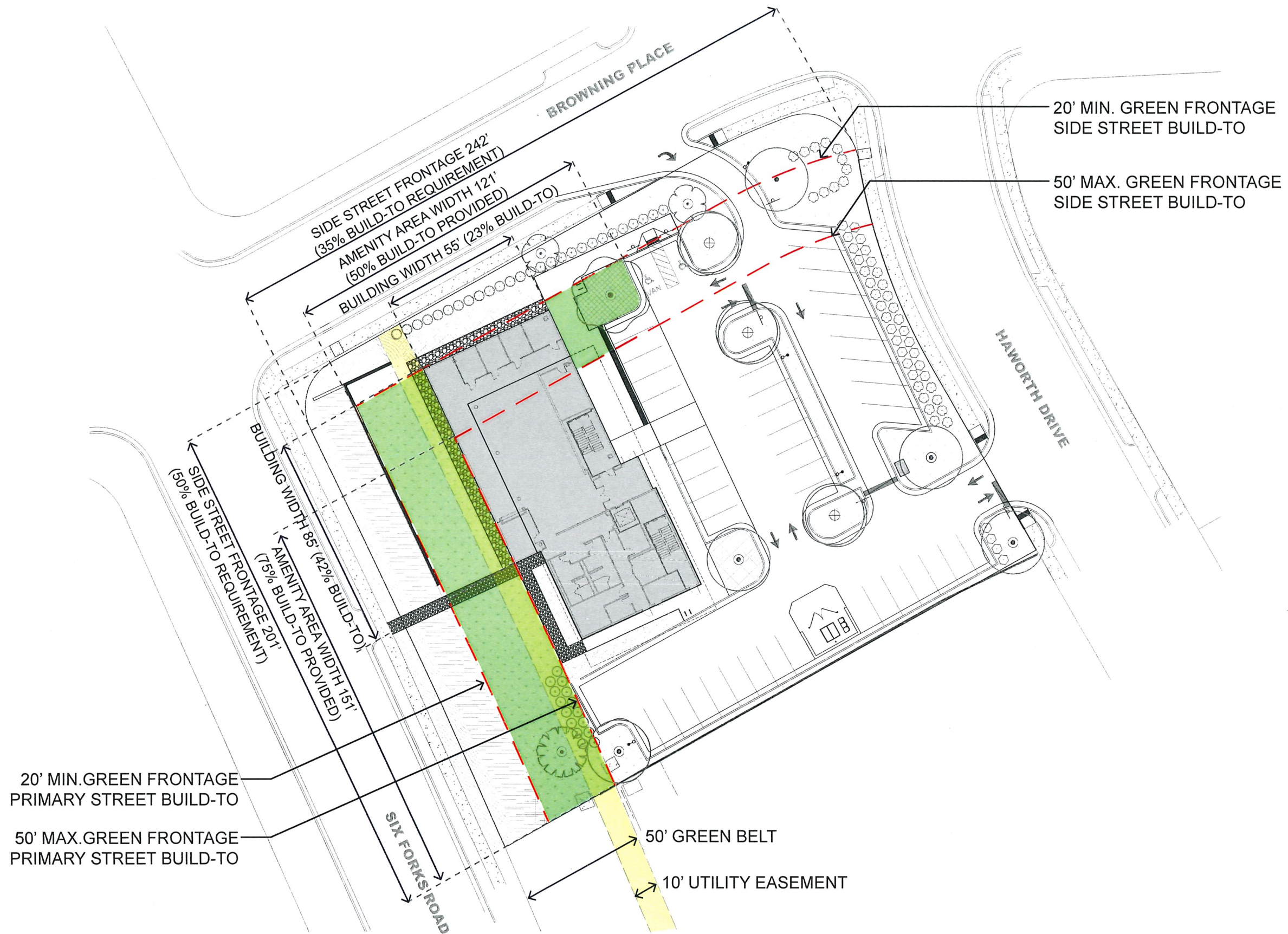
**Finding 4 :** The change in percentage of building that occupies the build-to area or increased setback does not negatively impact pedestrian access, comfort or safety.

Response: Pedestrian access, safety and comfort are maintained by amenity area.

**Finding 5 :** Site area that would have otherwise been occupied by buildings is converted to an outdoor amenity area under Sec. 1.5.3.B.

Response: Outdoor amenity area is designed to cover the build-to.





0' 10' 20' 40'

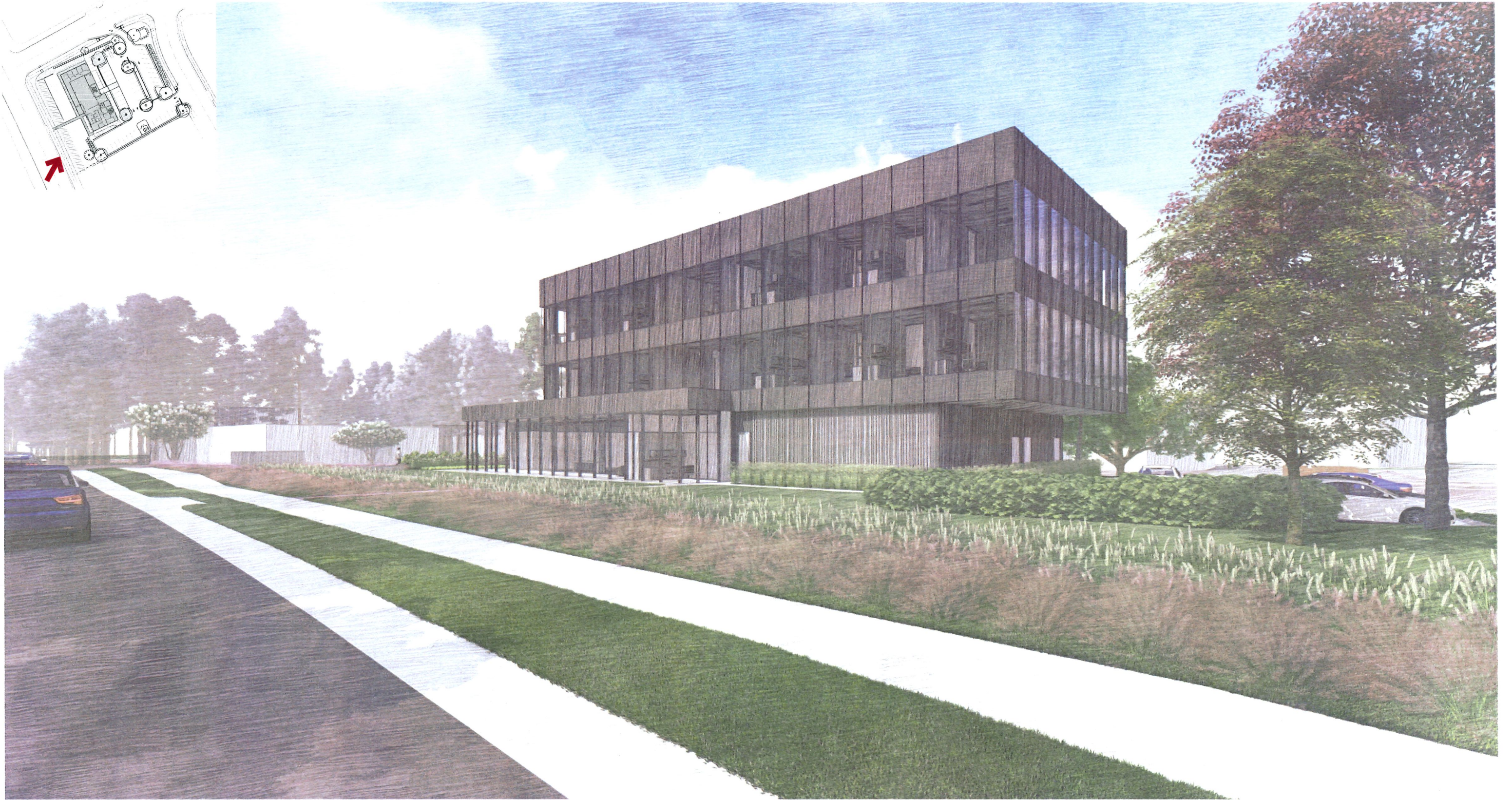
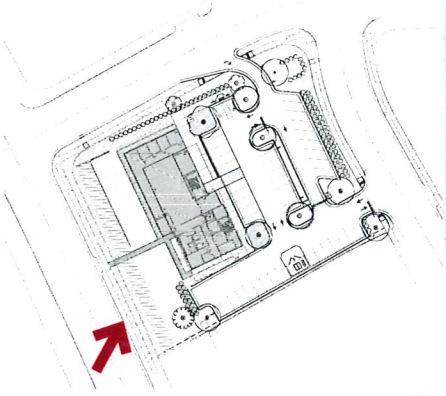
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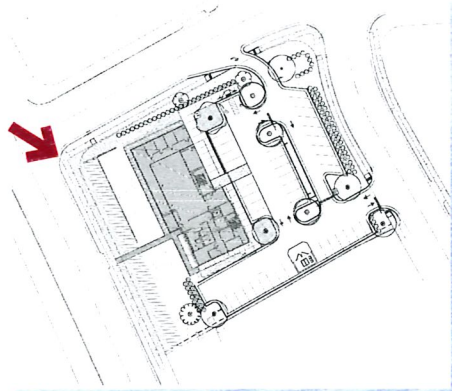
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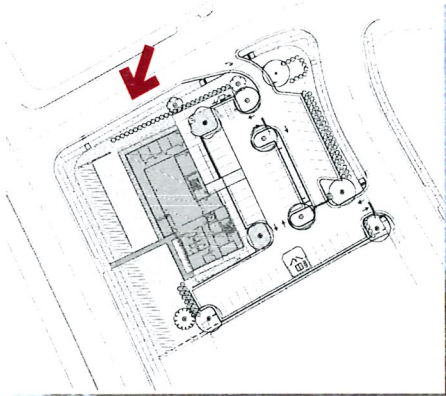
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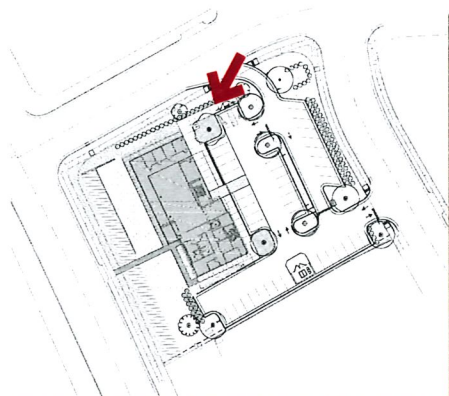
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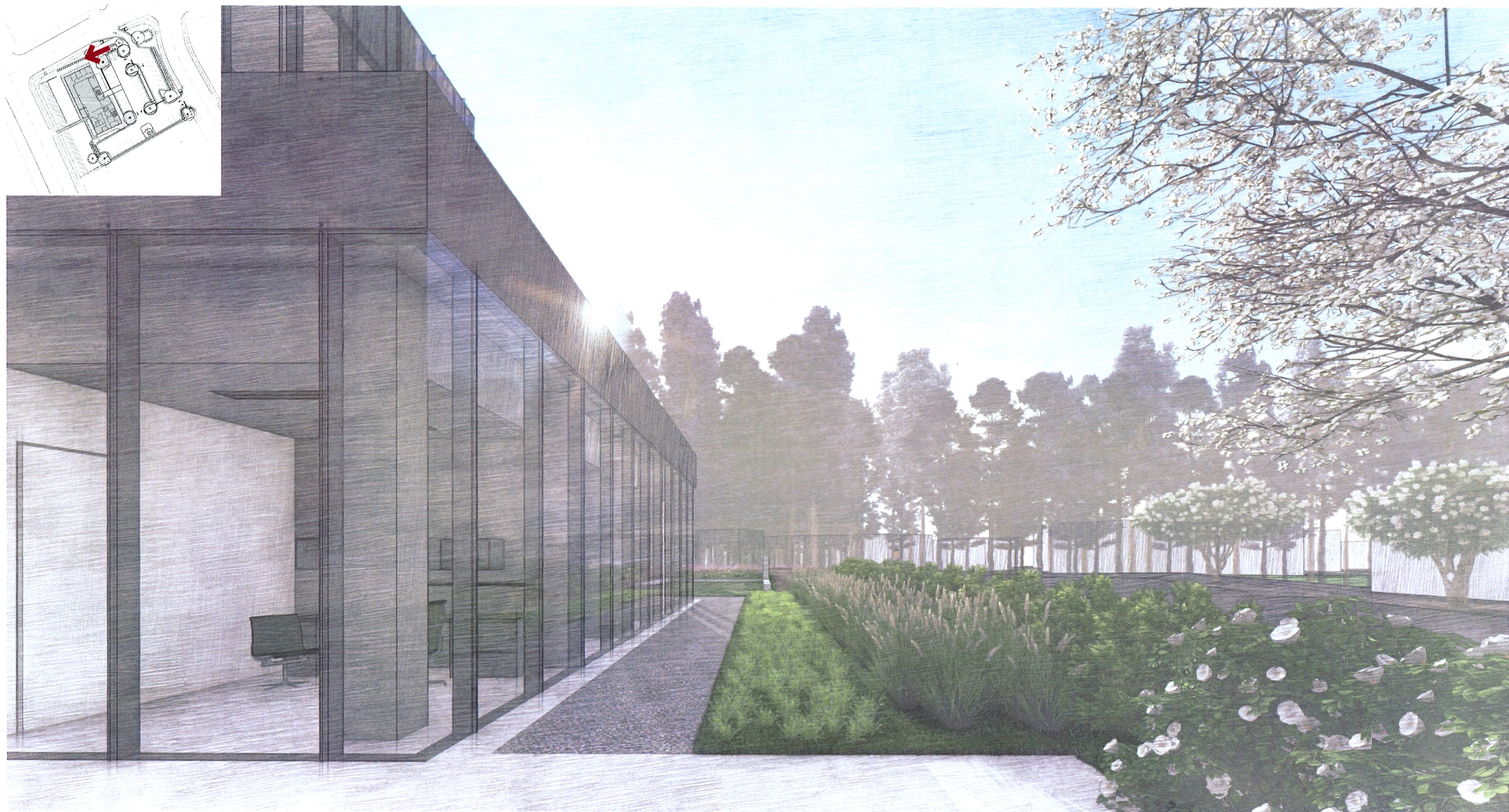
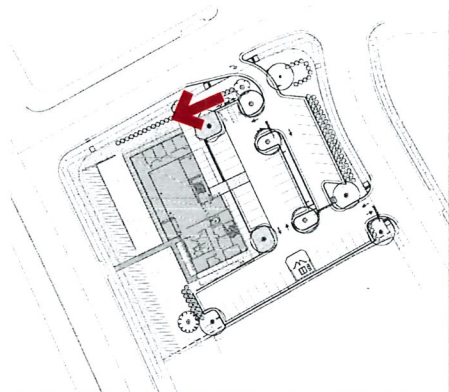
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